



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

October 31, 2017

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 10/31/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	35,782	0	0	35,782	0	0
Cash On Hand	100	0	0	100	0	0
Investments	18,957	0	37,719	56,676	0	0
Investments--Capital Reserves	0	201,822	0	201,822	0	0
Accounts Receivable	1,333,955	90,691	283,748	1,708,394	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	11,465	0	0	11,465	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	320,708
Amount To Be Provided Debt Service	0	0	0	0	0	3,914,292
Fixed Assets	0	0	0	0	13,017,950	0
Total Assets	1,402,009	292,513	321,467	2,015,989	13,017,950	4,235,000
Liabilities						
Accounts Payable	55,848	0	0	55,848	0	0
Accrued Expenses Payable	5,011	0	0	5,011	0	0
Other Current Liabilities	111	0	0	111	0	0
Due To Other Funds	0	10,706	759	11,465	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,235,000
Total Liabilities	60,970	10,706	759	72,435	0	4,235,000
Fund Equity & Other Credits						
Beginning Fund Balance	130,290	201,685	36,941	368,916	13,017,950	0
Net Change in Fund Balance	1,210,750	80,123	283,767	1,574,639	0	0
Total Fund Equity & Other Credits	1,341,039	281,808	320,708	1,943,555	13,017,950	0
Total Liabilities & Fund Equity	1,402,009	292,513	321,467	2,015,989	13,017,950	4,235,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	20	20
36310	Special Assessments				
1001	Tax Roll	1,333,346	1,333,346	1,338,755	5,409
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	4,500	375	140	(235)
0025	Clubhouse Rentals	4,000	333	131	(203)
0028	Key/Access Revenue	282	24	23	(0)
0029	Lease Revenue	1,176	98	448	350
0033	Community Activity Revenues	7,000	583	1,948	1,364
	Total Revenues	<u>1,350,304</u>	<u>1,334,759</u>	<u>1,341,466</u>	<u>6,706</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	12,000	1,000	644	356
51300	Financial & Administrative				
3100	Administrative Services	5,000	417	417	0
3101	District Management	29,200	2,433	2,433	0
3103	District Engineer	20,000	1,667	5,821	(4,154)
3104	Disclosure Report	1,000	83	0	83
3105	Trustees Fees	3,965	3,965	2,313	1,652
3106	Assessment Roll	5,250	5,250	5,250	0
3111	Financial & Revenue Collections	5,250	438	438	0
3201	Accounting Services	18,000	1,500	1,500	0
3202	Auditing Services	3,015	0	0	0
3203	Arbitrage Rebate Calculation	500	42	0	42
4501	Public Officials Liability Insurance	2,700	2,700	2,500	200
4801	Legal Advertising	3,000	250	0	250
4902	Dues, Licenses & Fees	1,630	136	175	(39)
4905	Property Taxes	1,300	1,300	0	1,300
4907	Website Hosting, Maintenance, Backup	2,880	240	175	65
51400	Legal Counsel				
3107	District Counsel	30,000	2,500	2,786	(286)
53100	Electric Utility Services				
4301	Utility Services	2,000	167	143	23
4304	Utility - Recreation Facilities	38,000	3,167	2,239	927
4307	Street Lights	30,000	2,500	2,859	(359)
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	4,167	4,208	(41)
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	833	2,214	(1,381)
4606	Mitigation Area Monitoring & Maintenance	60,000	5,000	0	5,000
4628	Aquatic Maintenance	42,480	3,540	3,540	0
4802	Aquatic Plant Replacement	500	42	0	42
4803	Stormwater System Maintenance	2,000	167	0	167
4804	Midge Fly Treatment	30,000	2,500	0	2,500
53900	Other Physical Environment				
4505	Property/GL Insurance	18,000	18,000	14,656	3,344

Harrison Ranch Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	333	0	333
4604	Landscape Maintenance	355,000	29,583	40,863	(11,280)
4609	Irrigation Repairs	30,000	2,500	2,184	316
4618	Landscape - Mulch	42,200	3,517	0	3,517
4619	Annual Flower Program	36,000	3,000	0	3,000
4640	Maintenance/Handyman Services	7,500	625	450	175
4641	Tree Trimming Services	10,000	833	0	833
4642	Well Maintenance	2,500	208	0	208
4643	Fire Ant Treatment	4,500	375	0	375
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	2,917	6,214	(3,297)
4680	Holiday Decorations	5,000	2,000	3,500	(1,500)
4681	Ornamental Lighting & Maintenance	10,000	833	0	833
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	5,000	943	4,057
4621	Sidewalk Repair & Maintenance	1,000	83	0	83
4622	Parking Lot Repair & Maintenance	1,000	83	0	83
4635	Street Sign Repair & Replacement	1,000	83	0	83
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	8,001	9,429	(1,428)
3302	Staff-P/R Taxes	10,699	892	774	117
3303	Staff-Workers' Comp	4,800	400	0	400
3304	Staff-Health Insurance	9,240	770	428	342
3305	Payroll Processing/Reimbursement	800	67	71	(4)
4600	Pool Repairs	10,000	833	135	698
4615	Wildlife Management Services	10,000	833	245	588
4617	Pool Service Contract	14,700	1,225	1,400	(175)
4632	Facility A/C & Heating Maintenance & Repair	1,500	125	0	125
4702	Telephone, Fax, Internet	3,800	317	319	(3)
4704	Clubhouse - Facility Janitorial Service	10,800	900	900	0
4705	Office Supplies	4,400	367	263	104
4706	Clubhouse - Facility Janitorial Supplies	200	17	222	(206)
4711	Exterior Clubhouse Maintenance & Repair	15,000	1,250	2,119	(869)
4712	Security & Fire System Monitoring & Maintenance	9,000	750	189	561
4713	Management Contract	22,800	1,900	1,900	0
4714	Operating & Community Programming	35,000	2,917	2,888	29
4715	Pool/Patio Furniture	1,500	125	0	125
4719	Pest Control	760	63	100	(37)
4723	Interior Clubhouse Maintenance & Repairs	5,000	417	222	195
4727	Furniture Repair/Replacement	1,200	100	11	89
4745	Access Control Maintenance & Repair	5,000	417	0	417

Harrison Ranch Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4755	Athletic Field Maintenance & Repairs	1,250	104	0	104
4757	Computer Support, Maintenance & Repair	500	42	0	42
4758	Fitness Equipment Maintenance & Repairs	3,500	292	636	(345)
4759	Playground Equipment and Maintenance	1,200	100	0	100
4760	Tennis Court Maintenance & Supplies	1,200	100	0	100
4761	Trail/Bike Path Maintenance	15,000	1,250	0	1,250
4762	Clubhouse Miscellaneous Expense	1,075	90	0	90
57900	Contingency				
4638	Miscellaneous Contingency	2,000	167	0	167
6401	Capital Outlay	<u>20,000</u>	<u>1,667</u>	<u>0</u>	<u>1,667</u>
	Total Expenditures	<u>1,350,304</u>	<u>142,471</u>	<u>130,716</u>	<u>11,755</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,192,288</u>	<u>1,210,750</u>	<u>18,462</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,192,288</u>	<u>1,210,750</u>	<u>18,462</u>
	Fund Balance, Beginning of Period	0	0	130,290	130,290
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,192,288</u></u>	<u><u>1,341,039</u></u>	<u><u>148,751</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	137	137	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>90,828</u>	<u>137</u>	<u>0.15%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	10,706	79,986	88.19%
Total Expenditures	<u>90,691</u>	<u>10,706</u>	<u>79,986</u>	<u>88.20%</u>
Excess of Revenue Over (Under) Expenditures	0	80,123	80,123	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	80,123	80,123	0.00%
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
Fund Balance, End of Period	<u>0</u>	<u>281,808</u>	<u>281,808</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0.00%
Special Assessments				
Tax Roll	283,744	283,748	4	0.00%
Total Revenues	<u>283,744</u>	<u>283,767</u>	<u>23</u>	<u>0.01%</u>
Expenditures				
Debt Service				
Interest	178,744	0	178,744	100.00%
Principal	105,000	0	105,000	100.00%
Total Expenditures	<u>283,744</u>	<u>0</u>	<u>283,744</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	0	283,767	283,767	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	283,767	283,767	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>320,708</u></u>	<u><u>320,708</u></u>	<u><u>0.00%</u></u>

Harrison Ranch CDD
Investment Summary
October 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2017</u>
The Bank of Tampa	Money Market	\$ 10,326
The Bank of Tampa ICS:		
BTH Bank NA	Money Market	1
Bank of China, New York, NY	Money Market	8,620
Western Alliance Bank	Money Market	10
	Total General Fund Investments	\$ 18,957
The Bank of Tampa ICS Capital Reserve:		
BTH Bank NA	Money Market	\$ 4
Bank of China, New York, NY	Money Market	201,779
Western Alliance Bank	Money Market	39
	Total Reserve Fund Investments	\$ 201,822
US Bank Series 2017 Interest	First American Treasury Obligation Fund Class Z	\$ 30,612
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	3,572
US Bank Series 2017 Cost of Issuance	First American Treasury Obligation Fund Class Z	3,535
	Total Debt Service Fund Investments	\$ 37,719

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/28/2016	Access Residential Management	OMR0616-1	28.50
2/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0217-1	104.37
4/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0417-1	104.37
10/1/2017	Manatee County Tax Collector	FY17-18	1,333,343.07
10/6/2017	Pulte Home Corporation	RI1017-2	<u>374.50</u>
		Total 001 - General Fund	1,333,954.81

Harrison Ranch Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	FY17-18	<u>90,691.00</u>
		Total 005 - Reserve Fund	90,691.00

Harrison Ranch Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	FY17-18	<u>283,747.81</u>
		Total 200 - Debt Service Fund	<u>283,747.81</u>
Report Balance			<u><u>1,708,393.62</u></u>

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Nuisance Wildlife Removal, Inc.	9/22/2017	114766	Animal Removal - Raccoon & Armadillo	245.00
Department of Economic Opportunity	10/2/2017	70910	Special District Fee FY 17/18	175.00
Sign A Rama	10/10/2017	16486	Signs	124.00
Sign A Rama	10/10/2017	16491	Signs	49.00
BrightView Landscape Services, Inc.	10/10/2017	5461817	Landscape Maintenance 10/17	37,754.83
Interline Brands Inc	10/13/2017	416227460	Clubhouse Supplies	42.09
Interline Brands Inc	10/18/2017	416665701	Clubhouse Supplies	123.86
Interline Brands Inc	10/18/2017	9158242976 CM	Clubhouse Supplies	(207.08)
BrightView Landscape Services, Inc.	10/19/2017	5477929	Turf Repair	3,813.50
Manatee County Sheriff Department	10/24/2017	310668	False Alarm 10/17	100.00
RB Owens Electric Inc	10/24/2017	108319	Service Call - Street Lights	390.00
Frontier Florida LLC dba Frontier Communications of Florida	10/25/2017	941-776-9949-011007... 10/17	Clubhouse/Office Telephone 10/17	266.29
MCUD	10/27/2017	Water Summary Bill 10/17	MCUD Water Summary 10/17	4,207.60
BrightView Landscape Services, Inc.	10/30/2017	5485800	Install Bio-Barrier	2,400.00
BrightView Landscape Services, Inc.	10/30/2017	5485802	Removal of Damaged Plant from Storm	2,758.50
BrightView Landscape Services, Inc.	10/30/2017	5485812	Irrigation Repairs	2,184.00
Commercial Fitness Products, Inc	10/31/2017	C710241	Preventative Maintenance 11/17	185.00
Hopping Green & Sams	10/31/2017	96770	General/Monthly Legal Services 09/17	786.02
Access Group USA	11/1/2017	OCT	Repairs @ Clubhouse	450.00
			Total 001 - General Fund	55,847.61
Report Total				55,847.61

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
October 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 10/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY17-18 in the amount of \$4,175.47 was received in November 2017.
6. Debt Service Fund 200 – Payment for Invoice FY17-18 in the amount of \$1,234.69 was received in November 2017.